

MINUTES OF ADJOURNED REGULAR MEETINGS OF
THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY
OF THE CITY OF CHULA VISTA

May 27, 2003

6:00 p.m.

Adjourned Regular Meetings of the City Council and the Redevelopment Agency of the City of Chula Vista were called to order at 7:50 p.m. in the Council Chambers, located in the Public Services Building, 276 Fourth Avenue, Chula Vista, California.

ROLL CALL:

PRESENT: Agency/Councilmembers: Davis, McCann, Rindone, Salas, and
Chair/Mayor Padilla

ABSENT: Agency/Councilmembers: None

ALSO PRESENT: Executive Director/City Manager Rowlands, Agency/City Attorney Moore, and City Clerk Bigelow

ORAL COMMUNICATIONS

There were none.

PUBLIC HEARING

1. CONSIDERATION OF (A) A PARCEL REZONE FROM THE THOROUGHFARE COMMERCIAL PRECISE PLAN (C-T-P) ZONE TO THE CENTRAL COMMERCIAL PRECISE PLAN (C-C-P) ZONE AND A (B) PRECISE PLAN (PCM-03-21) TO ALLOW FOR A MIXED-USE PROJECT THAT INCLUDES: (1) 41 APARTMENTS AFFORDABLE TO LOW-INCOME SENIOR CITIZENS WITH ASSOCIATED SUPPORT SERVICES; (2) ONE MANAGER'S APARTMENT; (3) 2,219 SQUARE FEET OF RETAIL SPACE; AND (4) REDUCTIONS IN SETBACKS, PARKING AND OPEN SPACE LOCATED AT 825 BROADWAY TO BE DEVELOPED BY THE METROPOLITAN AREA ADVISORY COMMITTEE PROJECT (Community Development Director)

Notice of the hearing was given in accordance with legal requirements, and the hearing was held on the date and at the time specified in the notice.

Chair/Mayor Padilla opened the public hearing. There were no members of the public who wished to speak.

ACTION: Chair/Mayor Padilla moved to continue the hearing to June 3, 2003.
Agency/Councilmember Davis seconded the motion, and it carried 5-0.

ACTION ITEMS

2. COUNCIL RESOLUTION NO. 2003-236 AND AGENCY RESOLUTION NO. 1823, RESOLUTION OF THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA DIRECTING STAFF TO INITIATE THE PREPARATION OF AN URBAN CORE SPECIFIC PLAN

ACTION ITEMS (Continued)

The General Plan vision for the urban core of the City states that the urban core will contain the greatest diversity of public, commercial, civic, financial, cultural and residential uses emphasizing its role as the hub of the City. The urban core specific plan will be closely coordinated with the General Plan update process to accomplish the necessary neighborhood-level planning for the urban core that is envisioned in the update process. (Community Development Director; Planning and Building Director)

Planning and Environmental Services Manager Ladiana presented the urban core specific plan and discussed its purpose, objectives, and preliminary scope of work.

Agency/Councilmembers Rindone and Salas stated that they would abstain from discussion and voting on this item due to the proximity of their properties to the project. They then left the dais.

Chair/Mayor Padilla stated that the urban core designation is too restrictive and needs to be expanded to include the northern border, Third Avenue, and the Broadway corridor.

Agency/Councilmember Davis commented that the designation should come south to Moss Street, west to Interstate I-5, and also extend further north.

Agency/Councilmember McCann expressed the need to extend the urban core north and west. He also stated that the City must ensure that the single-family neighborhoods around the area will be protected.

Patricia Aguilar, representing Crossroads II, commented on specific concerns, such as revitalizing the west side while also preserving its small town character; the effects of growth impacts on schools and parks on the west side; and inclusion of the public in defining the scope of work and in the consultant selection process. Ms. Aguilar requested that Crossroads II be involved with City staff from the onset to develop a work program for the request for proposals.

ACTION: Chair/Mayor Padilla offered Council Resolution No. 2003-236/Agency Resolution No. 1823, heading read, text waived. The motion carried 3-0, with Agency/Councilmembers Rindone and Salas abstaining due to the proximity of their properties to the proposed site.

OTHER BUSINESS

4. DIRECTOR'S REPORTS

There were none.

5. CHAIR/MAYOR REPORTS

There were none.

6. AGENCY/COUNCIL COMMENTS

There were none.

ADJOURNMENT

At 8:25 p.m., Chair/Mayor Padilla adjourned the meeting to a Regular Meeting of the Redevelopment Agency on June 3, 2003, at 4:00 p.m., immediately following the City Council Meeting in the Council Chambers.

Susan Bigelow, CMC, City Clerk